



53 Eighth Avenue, Bridlington, YO15 2LG

Price Guide £315,000



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Welcome to Eighth Avenue in the coastal town of Bridlington. This well-presented property offers a generous living space, making it an ideal family home.

There are three spacious reception rooms that provide ample space for relaxation and entertainment. The layout is thoughtfully designed to accommodate family life, with each room offering a warm and inviting atmosphere. The four double bedrooms are generously sized, ensuring that everyone in the family has their own comfortable retreat.

The property features a well-appointed bathroom, catering to the needs of a busy household. Additionally, there is private parking available.

Eighth Avenue is not only spacious but also well-presented throughout, making it easy for you to move in and start enjoying your new home immediately.

Located close to the north beach, scenic cliff-top walks, and the village of Sewerby. The promenade leading to the town centre offers a pleasant stroll, making it easy to enjoy the local amenities and attractions.

Do not miss the opportunity to make this lovely house your new home.

Entrance:

Upvc double glazed door into inner porch. Door into spacious inner hall, understairs storage cupboard and central heating radiator.

Wc:

5'7" x 2'8" (1.72m x 0.83m)

Wc, wash hand basin with vanity unit and upvc double glazed window.

Lounge:

13'9" x 13'9" (4.21m x 4.21m)

A spacious front facing room, gas fire with marble inset and wood surround. Upvc double glazed bay window and central heating radiator.

Sitting room:

14'0" x 13'5" (4.29m x 4.09m)

A rear facing room, gas fire with marble inset and wood surround. Central heating radiator and double doors into the dining room.

Sun room:

13'4" x 8'2" (4.08m x 2.50m)

A rear facing room currently used as a dining room, central heating radiator and upvc double glazed french doors onto the rear garden.

Kitchen:

14'1" x 10'3" (4.30m x 3.14m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, integrated fridge/freezer, plumbing for washing machine, upvc double glazed window, central heating radiator and upvc double glazed french doors onto the rear garden.

First floor:

A spacious landing, upvc double glazed window and access to the loft space by drop down ladder.

Bedroom:

13'10" x 12'0" (4.22m x 3.68m)

A front facing double room, built in wardrobes, upvc double glazed bay window and two central heating radiators.

Bedroom:

13'4" x 11'2" (4.07m x 3.42m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

12'3" x 10'2" (3.74m x 3.12m)

A rear facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

10'1" x 7'10" (3.08m x 2.39m)

A front facing double room, upvc double glazed window and central heating radiator.

Bathroom:

10'0" x 5'1" (3.05m x 1.56m)

Comprises a modern suite, "P" shaped bath with plumbed in shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, two upvc double glazed windows and chrome ladder radiator.

Exterior:

To the front of the property is a blocked paved parking area.

Garden:

To the rear of the property is a private fenced garden. Block paved patios, lawn and two timber built sheds.

Notes:

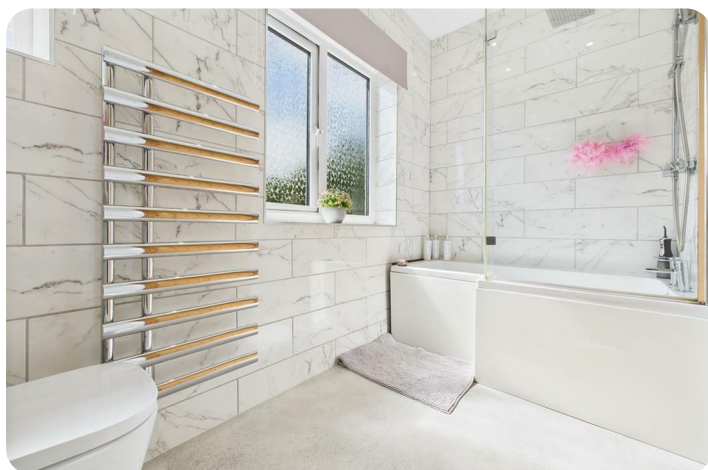
Council tax band: D

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



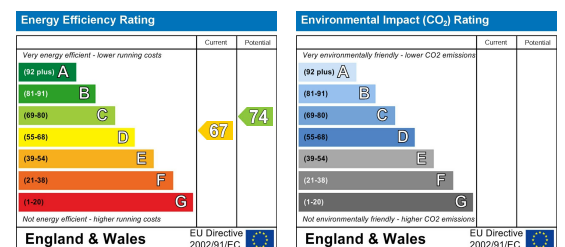
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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